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**ORDER** Having reviewed and considered the Stipulation to Remand Action to State Court submitted by counsel for Plaintiff and Defendants based on the forum defendant rule embodied in 28 U.S.C. § 1441(b)(2) (an action "... shall be removable only if none of the parties in interest properly joined and served as defendants is a citizen of the State in which such action is brought."), and for good cause showing, IT IS ORDERED that this action shall immediately be remanded to the Superior Court for the State of California, Los Angeles County, West District. The Clerk shall take steps to remand this action to such State Court. This Court VACATES all pending matters and dates set before this Court. This Court will take no further action regarding this action. IT IS SO ORDERED. DATED: November 5, 2024 Hon. Fernando M. Olguin United States District Judge ORDER GRANTING STIPULATION TO REMAND ACTION TO STATE COURT